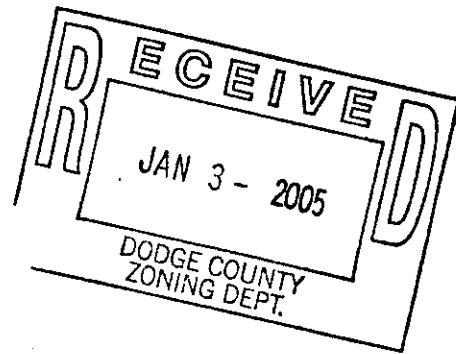


**LOT SPLIT APPLICATION**  
Dodge County, Nebraska



Date 12/29/04 Agenda Item # 14c  
Date 2-2-05

Property Owner's Name Kriete Farms

Address: 2465 CR H, Hooper

Phone No. 654-3597

Legal Description of the Property to be split N½ N½ of 30 - 19 - 9

Number of Acres being split off 11 Zoning District proposed split is in A-1

Total Number of Acres the subdivision subdivided from 70.1 acres

Is a new access route needed or proposed? YES or (NO)

Is a vacation of streets, alleys, setback lines, access control or easement required or proposed? YES or (NO)

Will a lot split result in significant increase in service requirements; e.g. Utilities, schools, traffic control, streets, county roads, etc. or will it interfere with maintaining existing service levels? YES or (NO)

Will this action result in a tract without direct access to a street or county road? YES or (NO)

Has the lot been previously split in accordance with these Regulations? YES or (NO)

Applicant's Name (print) Paul Kriete

Applicant's Address 18687 CR 3, Hooper NE 68031

Applicant's Signature Paul Kriete

OFFICE USE ONLY

Permit No. 05-02

Date Jan 18, 2005 Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_

\_\_\_\_\_  
Chairman, Dodge County Planning Commission

Date Feb 2, 2005 Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_

\_\_\_\_\_  
Chairman, Dodge County Board of Supervisors

**APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT**  
**(A-1, A-2, and A-3 Agricultural Districts)**  
**Dodge County, Nebraska**

"I certify that I am the applicant for a residential use permit to allow a residential use in the A-1, A-2, or A-3 Agriculture Districts. I certify that I have read the following preamble to the A-1 Agriculture-Intensive District contained in the Dodge County Zoning Regulations and that I understand that there are permitted uses and named conditional uses allowed in the A-1, A-2, and A-3 Agriculture Districts that may not be compatible with a residential use in the district. I further understand that residential uses in the A-1, A-2, and A-3 Districts are not given the same provision of services, amenities and protection from other land uses that are afforded to residential uses by the regulations of other districts and that the A-1, A-2, and A-3 District Regulations are not intended to afford such services, amenities and protections to residential uses located therein."

The A-1 Agricultural District regulations are intended to provide for the use and conservation of agricultural land, to protect the value of such land, and to protect it from indiscriminate residential and urban development and other incompatible and conflicting land uses; to conserve and protect the value of open space, wooded areas, streams, mineral deposits and other natural resources and to protect them from incompatible land uses and to provide for their timely utilization; to provide for the location and govern the establishment and operation of land uses which are compatible with agriculture and are of such nature that their location away from residential, commercial and industrial areas is most desirable; to provide for the location and govern the establishment of residential uses which are accessory to and necessary for the conduct of agriculture and to provide for the location and govern the establishment and use of limited non-agricultural residential uses. Such non-agricultural residential uses shall not be so located as to be detrimental to or conflict with other uses which are named as permitted or conditional uses in this district and are appropriate to other property in the area. The nature of the A-1 District and the uses allowed outright or by conditional use precludes the provision of services, amenities and protection from other land uses which are afforded to residential uses by the regulations of other districts, and it is not intended that the A-1 District regulations afford such services, amenities and protection to residential uses located therein.

"I understand that if the County Board of Dodge County approves my no-fee residential registration permit application and I establish a residential use in the A-1, A-2, or A-3 Agricultural Districts that such land use has no additional rights granted to it that is granted of other uses allowed by either permit or by conditional use in the A-1, A-2, and A-3 Districts. I certify that I have been given a copy of this attachment."

Signature of Applicant: Brent J. Fife

Address of Applicant: 1730 CR B, Craig NE 68019

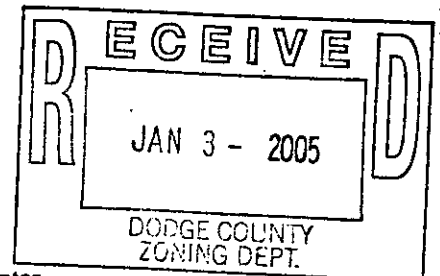
In witness whereof, the parties aforesaid have hereto set their hand with this application 3 day of Jan 05

Date filed with Dodge County Joint Planning Commission: Jan 18, 2005

Date filed with Dodge County Board of Supervisors: Feb. 2, 2005

Jean Andrews

Dodge County Zoning Administrator or County Building Inspector



Dodge County Planning and Zoning Administrator  
435 N. Park, Fremont, NE 68025 402/727-2724

**APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT**

**(cont.)**

**(A-1, A-2, and A-3 Agricultural Districts)  
Dodge County, Nebraska**

Permit No. 05-02

Property Owner's Name Kriete Farms

Address 2465 CR H Hooper NE 68031

Legal Description Tract in NE $\frac{1}{4}$  of sec. 30-19-9 (see attached Survey)

Lot Size and Number of Acres 11 acres

Distance from Nearest Livestock Operation 2+ miles

Single-family dwellings are not permitted on tracts without legal access to an improved road and owners must sign no-fee Residential Registration Permit Application prior to a 10-day waiting period before a building permit is granted. The Residential Use Permit is valid for the length of the building permit and must be signed and filed with the Dodge County Planning Commission and Zoning Administrator and a copy filed with the Dodge County Register of Deeds. Once the dwelling is constructed, the Residential Registration Permit is valid for the life of the dwelling.

Will the Residential Use in all other respects conform to the applicable regulations of the Zoning District in which it is located? YES or NO

Applicant's Signature Brent Fitzke

Mailing Address 1730 CR B, Craig NE 68019

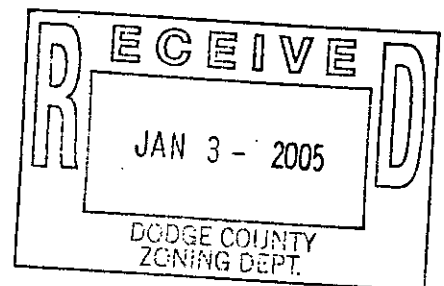
Telephone No. 402-377-7975

**OFFICE USE ONLY**

Brent Fitzke has been granted a no-fee Residential Registration Permit, under the following conditions and/or limitations, all of which must be complied with by applicant for said permit

Date 1-18-05

\_\_\_\_\_  
Chairman, Dodge County Planning Commission



Dodge County Planning and Zoning Administrator  
435 N. Park, Fremont, NE 68025 402/727-2724

The Zoning Administrator or Building Inspector, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

In consideration of the issuance of this Certificate, the applicant hereby certifies that the information in this application is true and correct, and hereby certifies that compliance with the zoning, subdivision and floodplain regulations which are in effect have been met.

Applicant's Signature Paul Krute Mailing Address \_\_\_\_\_

OFFICE USE ONLY

PERMIT NO. 05-03

Permit when Issued is Transferrable/Transferrable Upon Renewal

Date 1-18-05 Approved \_\_\_\_\_  
Approved with Added Conditions \_\_\_\_\_  
Disapproved \_\_\_\_\_

\_\_\_\_\_  
Chair, Dodge County Planning Comm

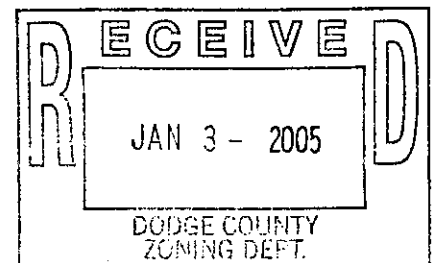
Date 2-2-05 Approved \_\_\_\_\_  
Approved with Added Conditions \_\_\_\_\_  
Disapproved \_\_\_\_\_

\_\_\_\_\_  
Chair, Dodge County Board of Comm

\_\_\_\_\_  
See attachment for added conditions.

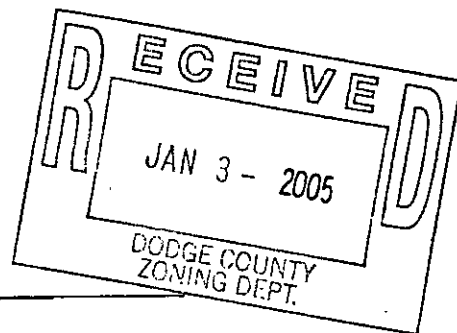
ATTEST \_\_\_\_\_  
Dodge County Clerk

Dated this 02 day of February 2005



Dodge County Planning & Zoning Administrator  
435 N. Park, Rm. 204, Fremont, NE 68025  
(402)727-2724

APPLICATION FOR CONDITIONAL USE  
Dodge County, Nebraska



Date 12/29/04

Property Owner's Name Kriete Farms

Address: 2465 CR H Hooper NE 68031

Phone No. 402-654-3597 (Home) \_\_\_\_\_ (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: To build a house on.

Section 30 Township 19 Range 9 Lot No. \_\_\_\_\_

Location within Section NE corner Lot Size 11 acres (Sq.Ft./Acres)

Estimated Cost of Structure/Use \$ \$250,000 Zoning District A-1

Will use in all other respects conform to the applicable regulations of the district in which it is located? Yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? YES

How are Adjoining Properties Used (Actual Use)

North Agriculture

South Agriculture

East Agriculture

West Agriculture

**Justification**

You must justify your request. Questions 1 through 4 must be answered completely.

1. What is the general character of the area? Describe.

Agriculture

2. Can soil conditions support the proposed development? What is the soil classification of the area?

Yes

3. Will use have adequate water, sewer and drainage facilities (approved by the Dodge County Board of Health, Dodge County Board of Supervisors, and the State of Nebraska Department of Health)? yes

4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads? Yes How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be? Affect very little  
No changes needed

**Enclosed:**

Site Plan Yes Soil Suitability Map n/a Easements na

Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency n/a

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

Application Fee of \$ 50 is Non-Refundable.

Dodge County Planning & Zoning Administrator  
435 N. Park, Rm. 204, Fremont, NE 68025  
(402)727-2724

DODGE COUNTY  
BUILDING INSPECTION  
AND  
ZONING ADMINISTRATION

GERALD W. ANDERSON  
Building Inspector

Courthouse  
435 N. Park, Room 204  
Fremont, Nebraska 68025  
Phone: (402) 727-2724

JEAN ANDREWS  
Zoning Administrator

January 7, 2005


Kriete Farms  
2465 County Rd. H  
Hooper, NE 68031

Good Day!

Enclosed please find a copy of the agenda for the January 18, 2005 meeting of the Dodge County Planning Commission. The meeting begins at 7:30 P.M. and is located on third floor of the courthouse. You will need to come to the north door for admission to courthouse. I cannot stress enough for you or your representative to make every effort to attend this meeting to answer the board's questions. In addition, the county board will meet on your request on Wednesday, February 2, 2005 at 9:40 A.M.

If you have any questions, please feel free to contact my office.

Thank you,

  
Jean Andrews,  
Dodge County Zoning Administrator

Enclosure

Cc: Brent Fitzke  
File

DODGE COUNTY  
BUILDING INSPECTION  
AND  
ZONING ADMINISTRATION

GERALD W. ANDERSON  
Building Inspector

Courthouse  
435 N. Park, Room 204  
Fremont, Nebraska 68025  
Phone: (402) 727-2724

JEAN ANDREWS  
Zoning Administrator

January 7, 2005


Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing at 7:30 P.M., January 18, 2005 in the Board of Supervisors to consider the request of Kriete Farms c/o Paul Kriete of 2465 County Rd. H, Hooper, NE 68031 to subdivide a tract of land containing 11 acres and to obtain a Conditional Use Permit as per Article 12, Section 2. Conditional Uses Section 2.1 located in the NE 1/4 Section 30, Township 19 North, Range 9 East in Hooper Township, Zoning District A-1, Intensive Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 7:30 P.M., Tuesday, January 18, 2005 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property requesting the lot split and conditional use request, it is a requirement that we notify you of such hearing.

If you have any objections or comments of this proposal, please send them in writing to this office or appear at the meeting and express them verbally.

Thank you,

  
Jean Andrews,  
Dodge County Zoning Administrator

Cc: File

**DODGE COUNTY TITLE & ESCROW CO., LLC**

630 North "D" Street  
Fremont, NE 68025-5083  
(402) 721-5833  
(402) 721-8632(fax)

Date: January 03, 2005

Invoice #: 4856

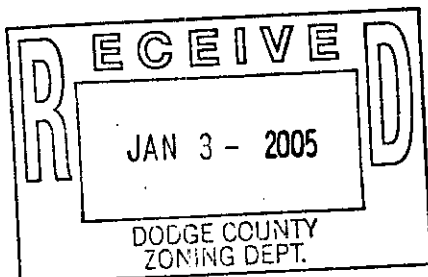
Reference: 04-1328S

To: Brent Fitzke  
1730 Co Rd B  
Craig, NE 68019

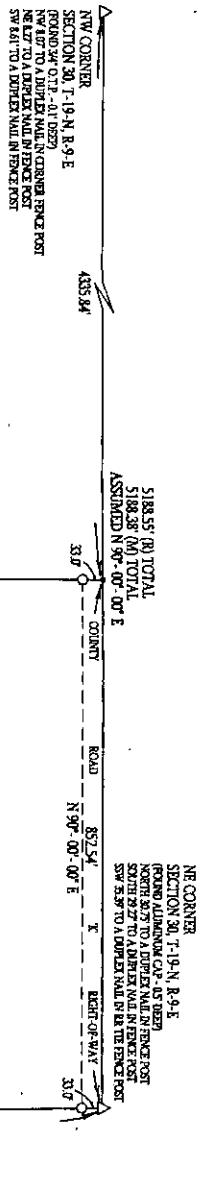
Attn:

Legal: N 1/2 N 1/2 Section: 30 Township: 19 Range: 9

DEBIT DESCRIPTION	DEBIT	PAID	CREDIT	DESCRIPTION	CREDIT	BALANCE
BRENT FITZKE						\$0.00
Perform a Zoning Search						\$0.00
9 names @ \$10.00 each	\$90.00					\$90.00
TOTALS:	\$90.00	\$0.00			\$0.00	\$90.00

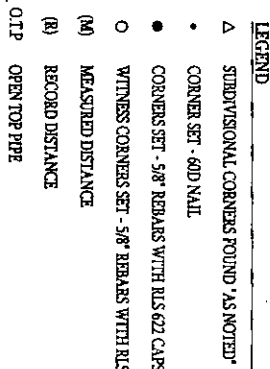






A TRACT OF LAND LING IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 2 EAST OF THE 6TH PRINCIPAL MERIDIAN, DODGE COUNTY, NEBRASKA CONTAINING 11.0 ACRES MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 30 AND ASSUMING THE NORTH LINE OF SAID SECTION TO BEAR NORTH 90° 00' 00" EAST; THENCE SOUTH 0° 56' 31" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER A DISTANCE OF 555.56 FEET; THENCE SOUTH 89° 11' 45" WEST A DISTANCE OF 86.170 FEET; THENCE NORTH 0° 00' 00" EAST A DISTANCE OF 662.57 FEET TO THE NORTH LINE OF SAID SECTION; THENCE NORTH 90° 00' 00" EAST ALONG SAID LINE A DISTANCE OF 85.24 FEET TO THE POINT OF BEGINNING SUBJECT TO EVIDENCE OF RECORD.



EAST 1/4 CORNER  
SECTION 30, T-19-N, R-9-E  
(ROUND ALUMINUM CAP - 0.1" DEEP)  
EAST 13.65' TO A DUPLEX NAIL IN FENCE POST  
ESE 45.90' TO A DUPLEX NAIL IN RR TIE FENCE POST  
W5W 12.28' TO A DUPLEX NAIL IN FENCE POST

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DUTY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

NAME: PATRICK W. KIRK

DATE: 12-09-04 REGISTRATION NO. 622

**KIRK LAND SURVEY.** 12572 COUNTY ROAD 3. PHONE: (402) 654-3452  
NICKERSON, NE 68044 CELL PHONE: (402) 770-2300

